

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

**Meeting No. 2604**

**June 15, 2011, 1:30 PM**

**175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Level, One Technology Center  
Tulsa City Council Chamber**

## **CONSIDER, DISCUSS AND/OR TAKE ACTION ON:**

Call to Order:

## **REPORTS:**

**Chairman's Report:**

**Worksession Report:**

**Director's Report:**

## **CONSENT AGENDA:**

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

1. **LS-20433**, (Lot-Split) (CD-9) Location: West of the southwest corner of East 37<sup>th</sup> Place South and South Rockford Avenue
2. **LS-20434**, (Lot-Split) (CD-1) Location: East of the northeast corner of North Cincinnati Avenue and East Queen Street (Related to Items 3 & 4)
3. **LC-324**, (Lot-Combination) (CD-1) Location: East of the northeast corner of North Cincinnati Avenue and East Queen Street (Related to Item 2)
4. **LC-325**, (Lot-Combination) (CD-1) Location: East of the northeast corner of North Cincinnati Avenue and East Queen Street (Related to Item 2)
5. **LS-20435**, (Lot-Split) (CD-1) Location: North of northeast corner of North Cincinnati Avenue and East Queen Street (Related to Items 6 & 7)
6. **LC-326**, (Lot-Combination) (CD-1) Location: North of northeast corner of North Cincinnati Avenue and East Queen Street (Related to Item 5)
7. **LC-327**, (Lot-Combination) (CD-1) Location: Northeast corner of North Cincinnati Avenue and East Queen Street (Related to Item 5)

8. **LC-342**, (Lot-Combination) (CD-5) Location: Northwest corner of East 23<sup>rd</sup> Street South and South 67<sup>th</sup> East Avenue
9. **LS-20439**, (Lot-Split) (CD-6) Location: North of the northwest corner of North Birmingham Place and East Pine Street North
10. **LS-20438**, (Lot-Split) (CD-2) Location: Southeast corner of South 26<sup>th</sup> West Avenue and West 78<sup>th</sup> Street South
11. **LS-20441**, (Lot-Split) (CD-2) Location: South of the southwest corner of East 91<sup>st</sup> Street South and South Delaware Avenue (Related to Item 13)
12. **LS-20440**, (Lot-Split) (CD-2) Location: South of the southwest corner of East 91<sup>st</sup> Street South and South Delaware Avenue (Related to Item 13)
13. **LC-344**, (Lot-Combination) (CD-2) Location: South of the southwest corner of East 91<sup>st</sup> Street South and South Delaware Avenue (Related to Items 11 and 12)
14. **LS-20422**, (Lot-Split) (CD-9) Location: Northwest corner of East 30<sup>th</sup> Street South and Woodward Boulevard
15. **PUD 218-A** – Plat Waiver, (CD 9) Location: Southeast corner of South Yorktown Avenue and East 21<sup>st</sup> Street

**CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:**

**PUBLIC HEARINGS:**

16. **LS-20437**, (Lot-Split) (CD-9) Waiver of Subdivision Regulations, Location: East of the southeast corner of South Florence Avenue and East 28<sup>th</sup> Street South (Related to Item 17)
17. **LC-343**, (Lot-Combination) (CD-9) Location: East of the southeast corner of South Florence Avenue and East 28<sup>th</sup> Street South (Related to Item 16)
18. **Regal Industrial Park** – (9403) (CD 6) Minor Subdivision Plat, Location: East of South 145<sup>th</sup> East Avenue, South of East Admiral Place (continued from June 1, 2011).
19. **CZ-407/PUD-566-A – Bill Breisch**, Location: Northwest corner of West 41<sup>st</sup> Street and South 57<sup>th</sup> West Avenue, Requesting **CS/OL/RS/PUD-566 TO AG/CS/OL/PUD-566-A** and Major Amendment, (County) (**Applicant is requesting a Continuance to July 6, 2011**) (Continued from 6/1/11).

## OTHER BUSINESS

20. Discussion City Council Consensus 2011-12

21. Commissioners' Comments

## ADJOURN

CD = Council District

**NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and paggers must be turned off during the Planning Commission.**

Visit our website at [www.tmapc.org](http://www.tmapc.org)

**TMAPC Mission Statement:** The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.



2 West Second Street Suite 800 | Tulsa, OK 74103 | 918.584.7526 | [www.TMAPC.org](http://www.TMAPC.org)

# **A G E N D A**

## **Tulsa Metropolitan Area Planning Commission**

### **TRAINING SESSION**

INCOG  
Two West 2<sup>nd</sup> Street, Suite 800  
Large Conference Room/North

Wednesday, June 15, 2011  
12:00 p.m.

#### **CONSIDER, DISCUSS AND/OR TAKE ACTION ON:**

1. Discussion on TMAPC Code of Ethics/John Dix

#### **Adjourn**

Please visit our website at [www.tmapc.org](http://www.tmapc.org)

If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526





2 West Second Street Suite 800 | Tulsa, OK 74103 | 918.584.7526 | [www.TMAPC.org](http://www.TMAPC.org)

## **A G E N D A**

### **Tulsa Metropolitan Area Planning Commission**

#### **WORK SESSION**

175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Level, One Technology Center  
Tulsa City Council Chamber  
Wednesday, June 15, 2011 – 1:45 p.m.\*  
(\*Or immediately following adjournment of the TMAPC Meeting)

#### **CONSIDER AND DISCUSS:**

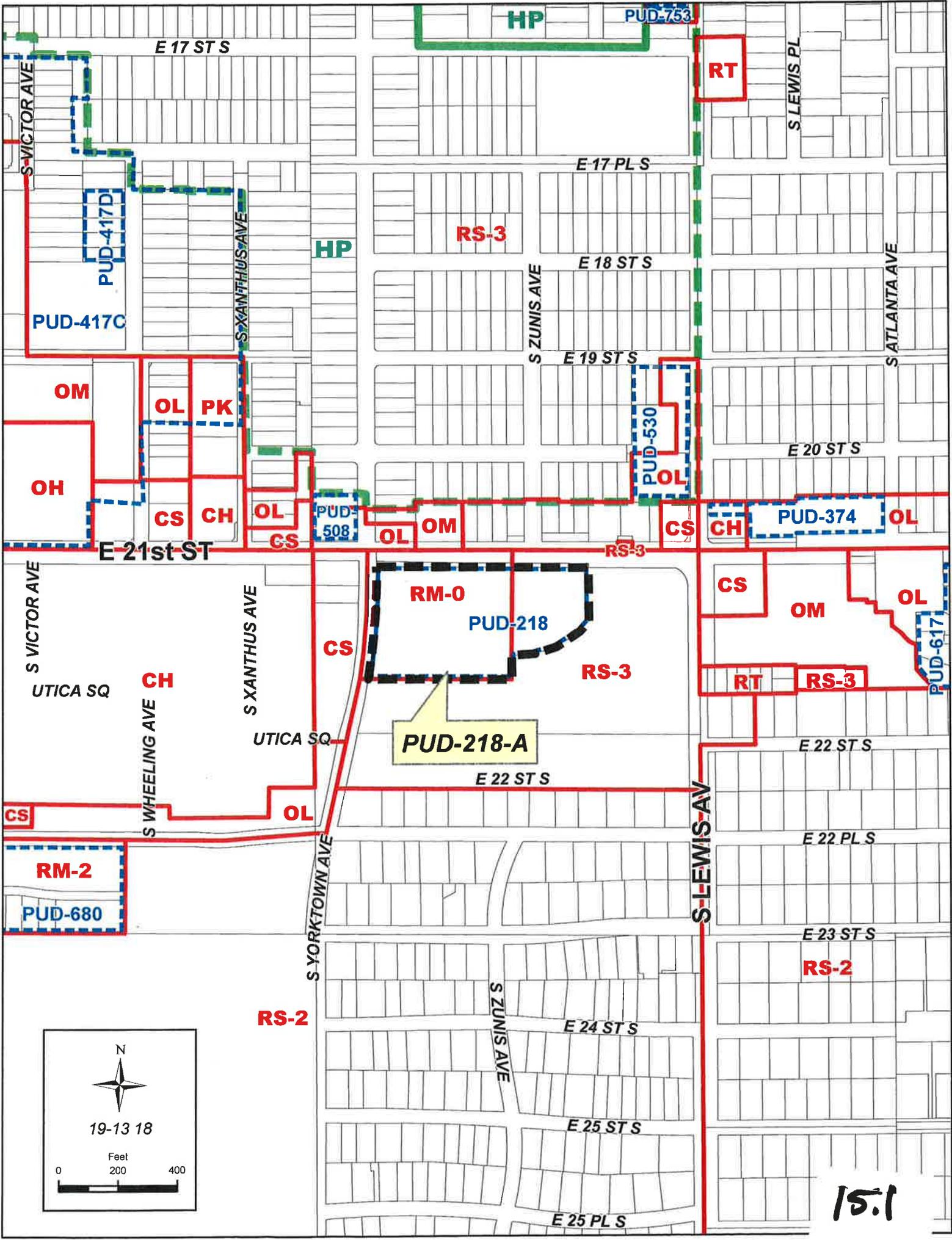
1. Discussion Major Street and Highway Plan/staff.

**Adjourn.**

Visit our website at [www.tmapc.org](http://www.tmapc.org)

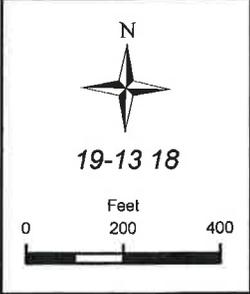
If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526

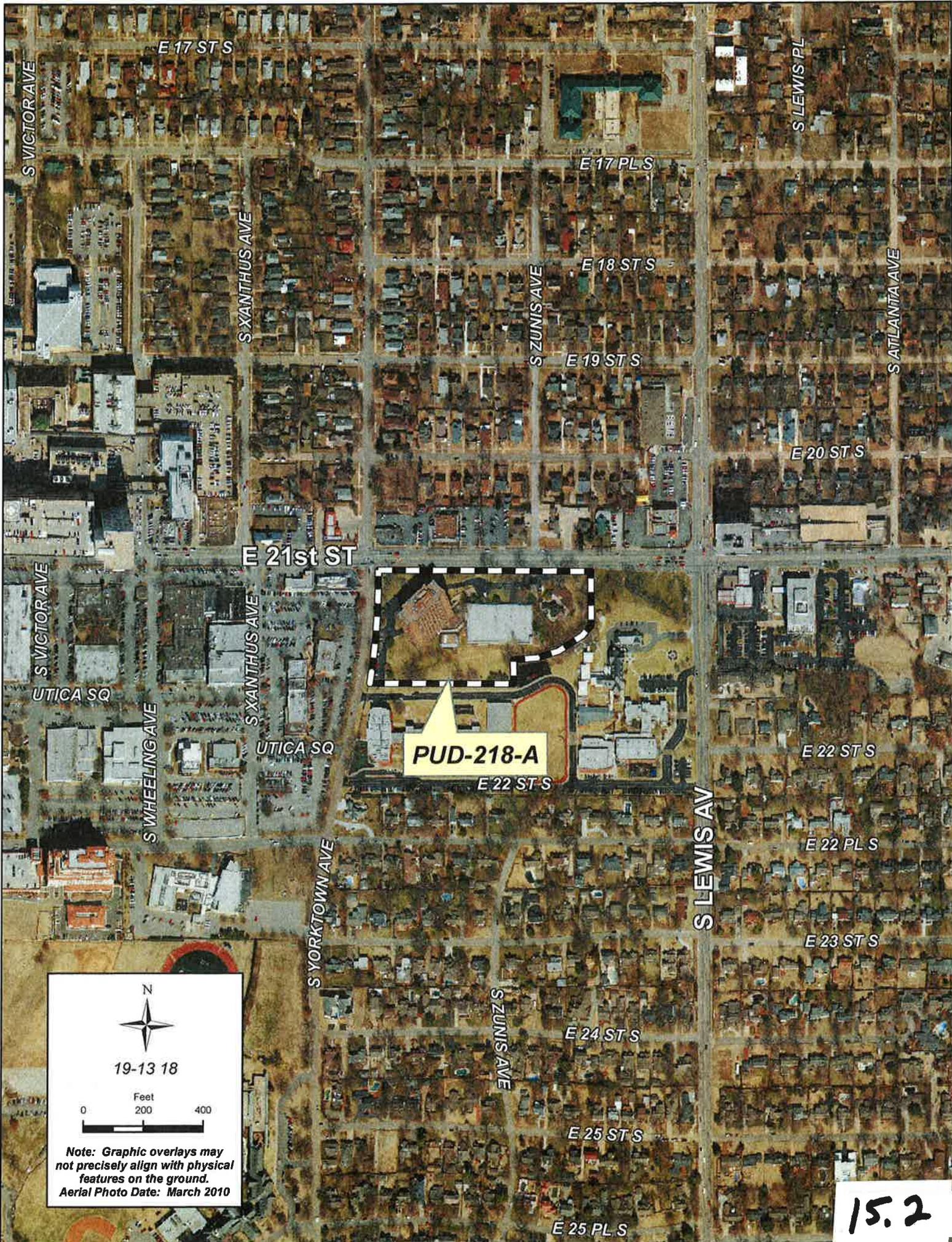




**PUD-218-A**

15.1





PUD-218-A



19-13 18



Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2010

15.2

**PUD 218 A** – Plat Waiver for Cell Tower

Southeast corner of South Yorktown Avenue and East 21<sup>st</sup> Street (CD 9)

The platting requirement is being triggered by PUD 218 A to allow an antenna and supporting structure.

It is the policy of TMAPC to waive the platting requirement for the cell tower use (Use Unit 4 public protection and utility facilities/antennas and supporting structures). Therefore, staff can recommend **Approval** of the requested plat waiver. The TMAPC approved the major amendment to allow the tower at the June 1, 2011 meeting.





E 27 PL S

S GARY AVE

E 28 ST S

S FLORENCE AVE

1

2

LS-20437



19-13 17



Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2010

16.2

**LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS**

**June 15, 2010**

**LS-20437**

**Dana Dillon, (9317) (RS-2) (CD9)**

**East of the Southeast corner of East 28<sup>th</sup> Street South and South Florence Avenue**

The Lot-split proposal is to split an existing RS-2 tract into two tracts.

One of the resulting tracts would have more than three side lot lines as required by the Subdivision Regulations. The applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

The other lot is apart of a lot-combination application that is dependent on the waiver being granted by the TMAPC.

The Technical Advisory Committee expressed no concerns at 6/2/2011 TAC Meeting.

Staff believes this lot-split would not have an adverse affect on the surrounding properties and recommends **APPROVAL** of the waiver of *Subdivision Regulations* and of the lot-split.

**LEGEND**

- X- FENCE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- W/P METERING POINT
- B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)
- B.L. BUILDING LINE
- O.B.L. OUTBUILDING LINE

BEFORE YOU DIG,  
 CALL OKIE  
 1-800-522-6543

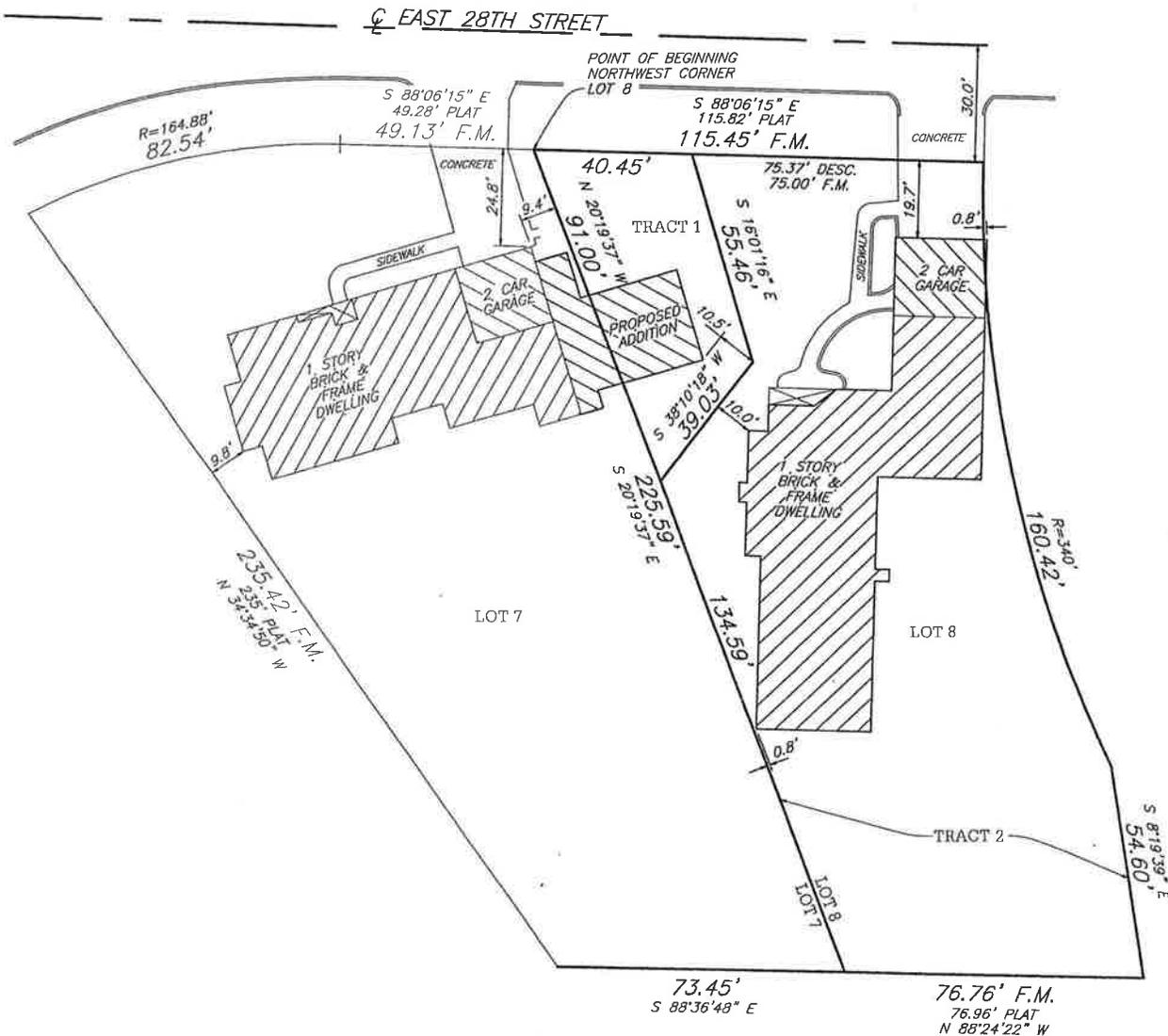


1"=30'

INVOICE NO.: STK 11-56053  
 CLIENT: TED LARKIN

# LOT-SPLIT EXHIBIT

## LOT 8, BLOCK 6, AMENDED LAKEWOOD ADDITION



**Existing Undivided Tract:**

Lot Eight (8), Block Six (6), Amended Lakewood Addition, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat No. 1287.

**Tract 1:**

A tract of land being a part of Lot Eight (8), Block Six (6), Amended Lakewood Addition, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat No. 1287, said tract of land being described as follows: Beginning at the Northwest corner of said Lot 8; Thence South 88°06'15" East along the North line of said Lot 8 for 40.45 feet; Thence South 16°01'16" East for 55.46 feet; Thence South 38°10'18" West for 39.03 feet to a point on the West line of said Lot 8; Thence North 20°19'37" West along the West line of said Lot 8 for 91.00 feet to the Point of Beginning of said tract of land.

**Tract 2:**

Lot Eight (8), Block Six (6), Amended Lakewood Addition, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat No. 1287, LESS AND EXCEPT A tract of land being a part of Lot Eight (8), Block Six (6), Amended Lakewood Addition, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat No. 1287, said tract of land being described as follows: Beginning at the Northwest corner of said Lot 8; Thence South 88°06'15" East along the North line of said Lot 8 for 40.45 feet; Thence South 16°01'16" East for 55.46 feet; Thence South 38°10'18" West for 39.03 feet to a point on the West line of said Lot 8; Thence North 20°19'37" West along the West line of said Lot 8 for 91.00 feet to the Point of Beginning of said tract of land.

WHITE SURVEYING COMPANY  
 CERTIFICATE OF AUTHORIZATION  
 NO. CA1098  
 (RENEWAL 6/30/2011)

BY:  DATE: 5/2/11

REGISTERED PROFESSIONAL LAND SURVEYOR OKLAHOMA NO. 1052

16.9



E 27 PLS

E 28 ST S

S FLORENCE AVE

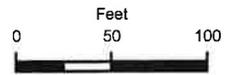
LC-343

1

2



19-13 17



Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2010

17.2

LOT-COMBINATION

June 15, 2010

LC-343

Dana Dillon, (9317) (RS-2) (CD9)

East of the Southeast corner of East 28<sup>th</sup> Street South and South Florence Avenue

The Lot-combination proposal is too combined two RS-2 tracts together.

The Lot-combination approval is reliant on a waiver of the subdivision regulations being granted for LS-20437 to allow a lot with more than three side lot lines.

Staff believes this lot-combination would not have an adverse affect on the surrounding properties and recommends **APPROVAL**.



- x- FENCE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- W/P METERING POINT
- B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)
- B.L. BUILDING LINE
- O.B.L. OUTBUILDING LINE

BEFORE YOU DIG, CALL O.K.I.E. 1-800-522-6543



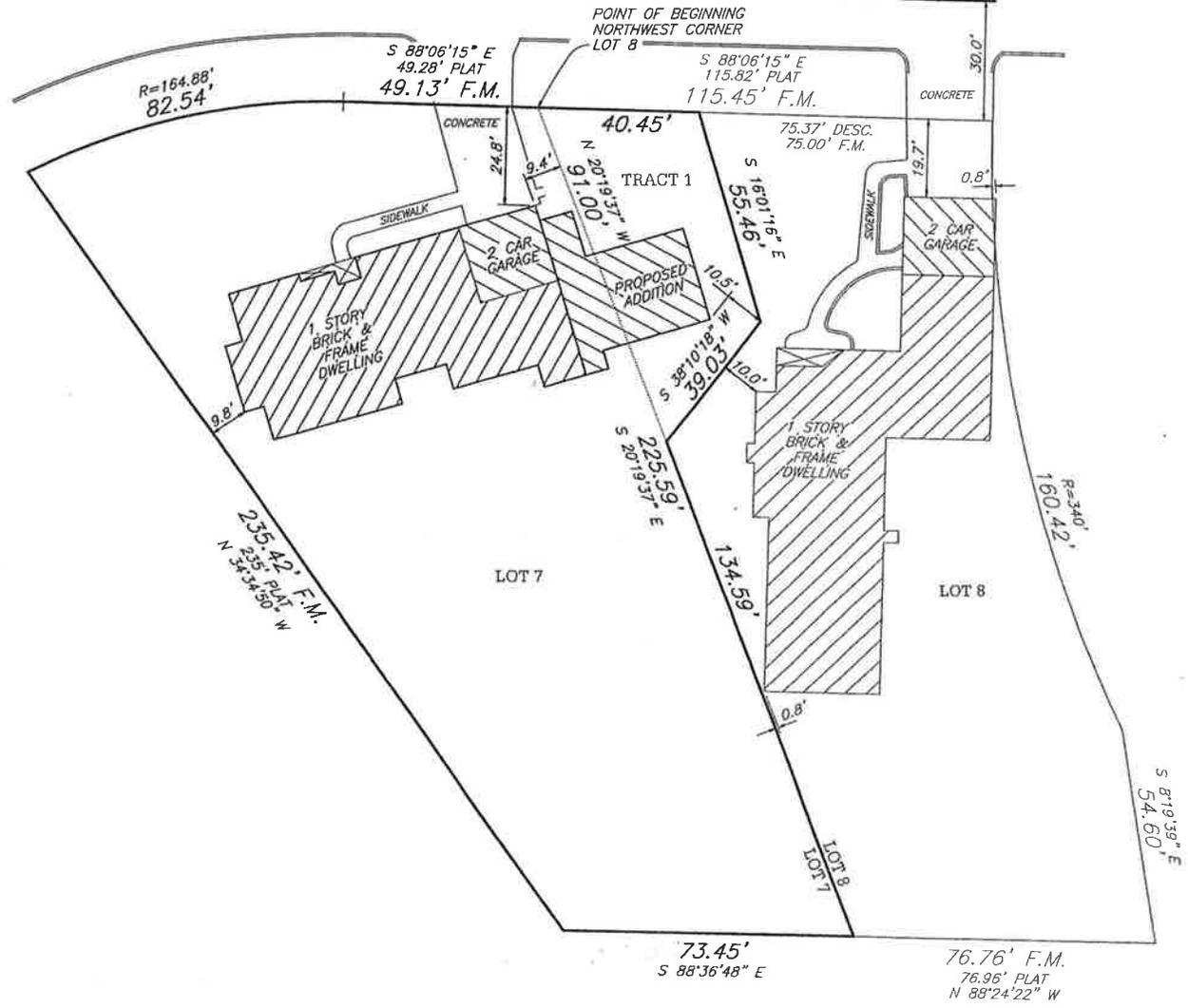
1"=30'

INVOICE NO.: STK 11-56053  
CLIENT: TED LARKIN

# LOT COMBINATION EXHIBIT

LOT 7 AND 8, BLOCK 6, AMENDED LAKEWOOD ADDITION

☐ EAST 28TH STREET



LEGAL DESCRIPTION:

Tract 1:

A tract of land being a part of Lot Eight (8), Block Six (6), Amended Lakewood Addition, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat No. 1287, said tract of land being described as follows: Beginning at the Northwest corner of said Lot 8; Thence South 88°06'15" East along the North line of said Lot 8 for 40.45 feet; Thence South 16°01'16" East for 55.46 feet; Thence South 38°10'18" West for 39.03 feet to a point on the West line of said Lot 8; Thence North 20°19'37" West along the West line of said Lot 8 for 91.00 feet to the Point of Beginning of said tract of land.

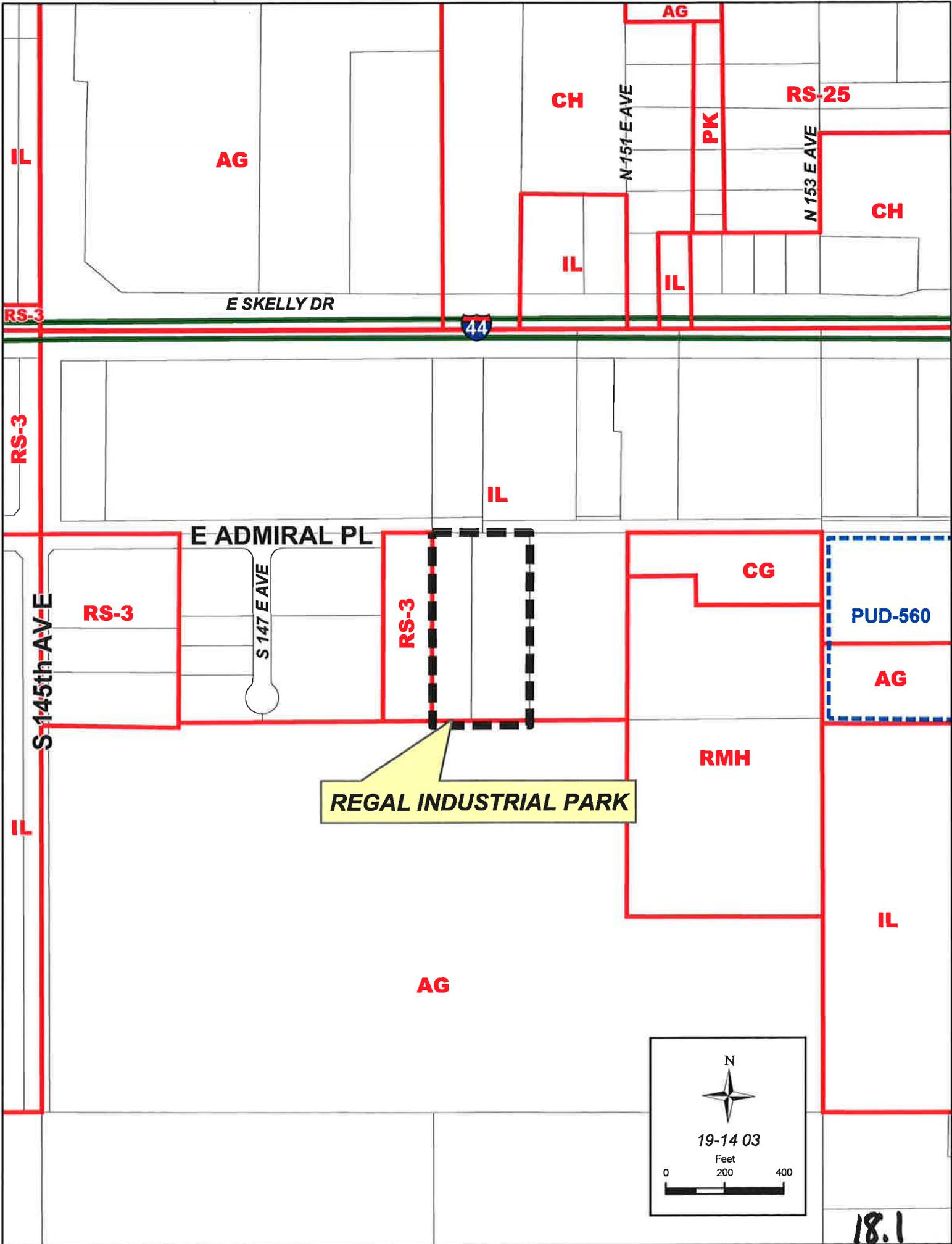
AND

Lot Seven (7), Block Six (6), Amended Lakewood Addition, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat No. 1287

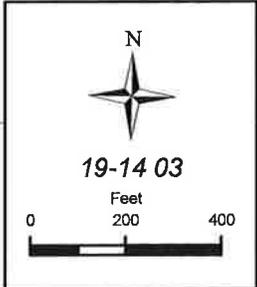
WHITE SURVEYING COMPANY  
 CERTIFICATE OF AUTHORIZATION  
 NO. CA1098  
 EXPIRES 6/30/2011

BY: DATE: 5/2/11  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 OKLAHOMA NO. 1052

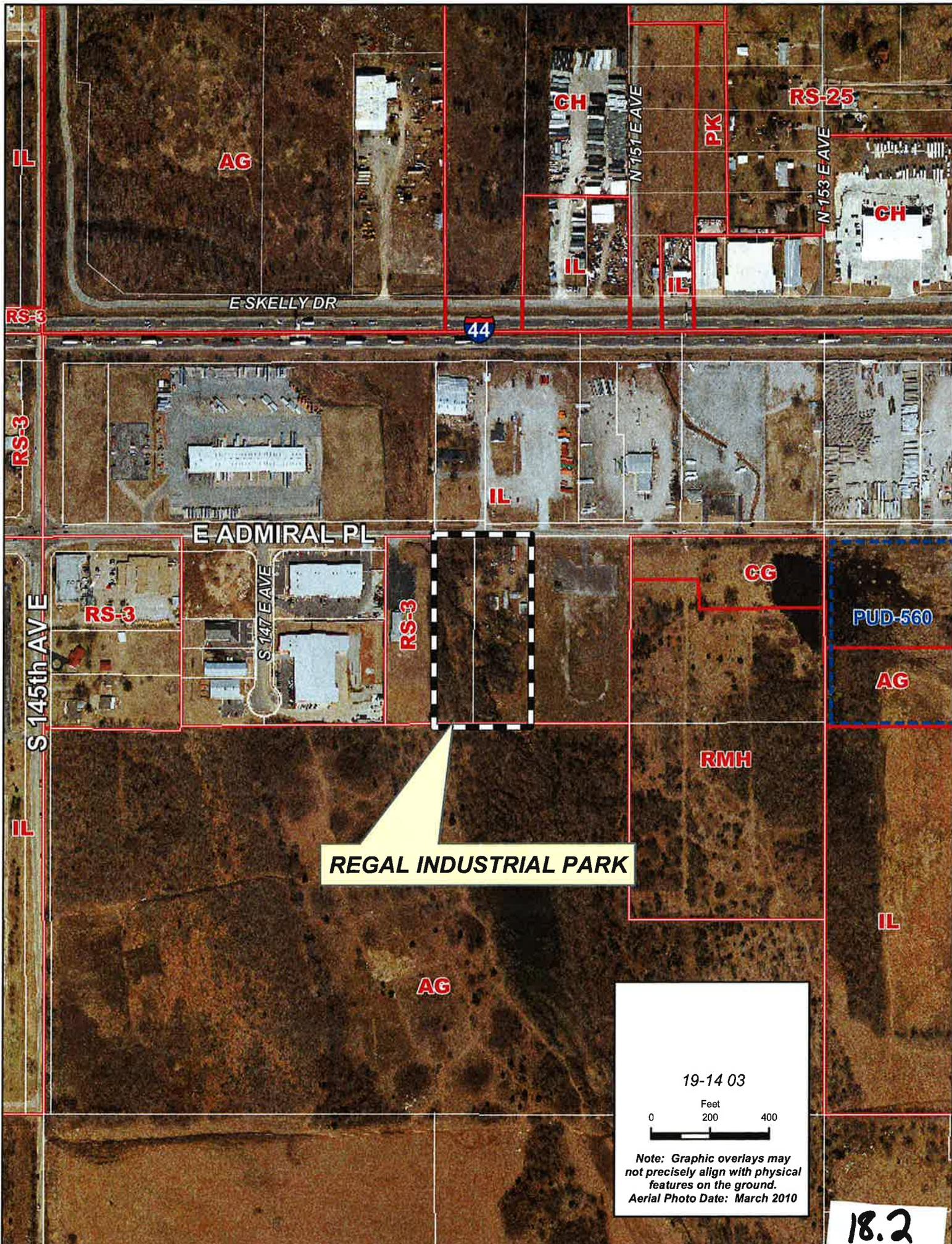
17.4



**REGAL INDUSTRIAL PARK**



18.1



**REGAL INDUSTRIAL PARK**

19-14 03

Feet

0 200 400

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2010

18.2

## MINOR SUBDIVISION PLAT

### Regal Industrial Park - (9403) (CD 6)

East of East 145<sup>th</sup> Avenue, South of East Admiral Place

This plat consists of 1 Lot, 1 Block, on 4.81 acres.

The following issues were discussed April 21, 2011 and June 2, 2011, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned IL (industrial light).
  
2. **Streets:** Access cannot exceed 36 feet. Remove sidewalk note from face of plat. Modify sidewalk section to reflect one lot, one block. Delete reference to minor streets.
  
3. **Sewer:** The sanitary sewer main extension must be completed before the plat can be filed of record. Plans have been approved, through the IDP (Infrastructure Development Plan) process, for the required sanitary sewer mainline.
  
4. **Water:** If an internal water main extension line is needed then a 20 foot restrictive waterline easement will be required. An existing 12 inch water line fronts the property.
  
5. **Storm Drainage:** The face of plat should not have contours, water spicket, electric box, fences and other such features shown on it. Add "Cooley Creek" to the floodplain label. The floodplain must be plotted on the plat by using actual elevations of the 100 year regulatory water surface elevation (WSE), and existing ground elevations on the site. The overland drainage easement for the floodplain should extend an additional 20 feet outside and adjacent to the floodplain. Drainage flowing onto the site from the southeast is public drainage, and must be conveyed across the site in a public drainage system with its required easements. It is not possible to discern the location of this system, because no conceptual drainage system was shown on the conceptual plan sheet. If construction will be in the floodplain, then compensatory storage and its related easement will be required. Standard language for compensatory storage easement should be added, if buildings or other fill materials will be placed in the floodplain. The conceptual plan is deficient in this area of information.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
  
7. **Other: Fire:** Fire hydrant will need to be located within 400 feet of any part of a non-sprinkled building and within 600 feet of any part of a sprinkled building. Fire department access roads will need to be 20 feet wide minimum. Number of fire hydrants will be dependant on the size and type of the structure. If gated Knox access will be required. **GIS:** On sheet one at the top of the sheet above "Regal Industrial Park" state what kind of plat this is. On the face of the plat trim the graphics at the top of the sheet so that the lines are not running into the text that describes the subdivision. Add a foot marker to 1649.02 on the face of the plat. Add a leading zero to the degree description on the west side of the property on the face of the plat. On the location map tract number 9 is shown as Foster Addition but should be Foster Resub according to the county assessor map. Note benchmarks and monuments used in making the plat. Submit control data sheet. Clarify points of beginning.

Staff recommends **Approval** of the Minor Subdivision plat subject to the TAC comments and the special and standard conditions below.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the public works department and development services staff must be taken care of to their satisfaction.

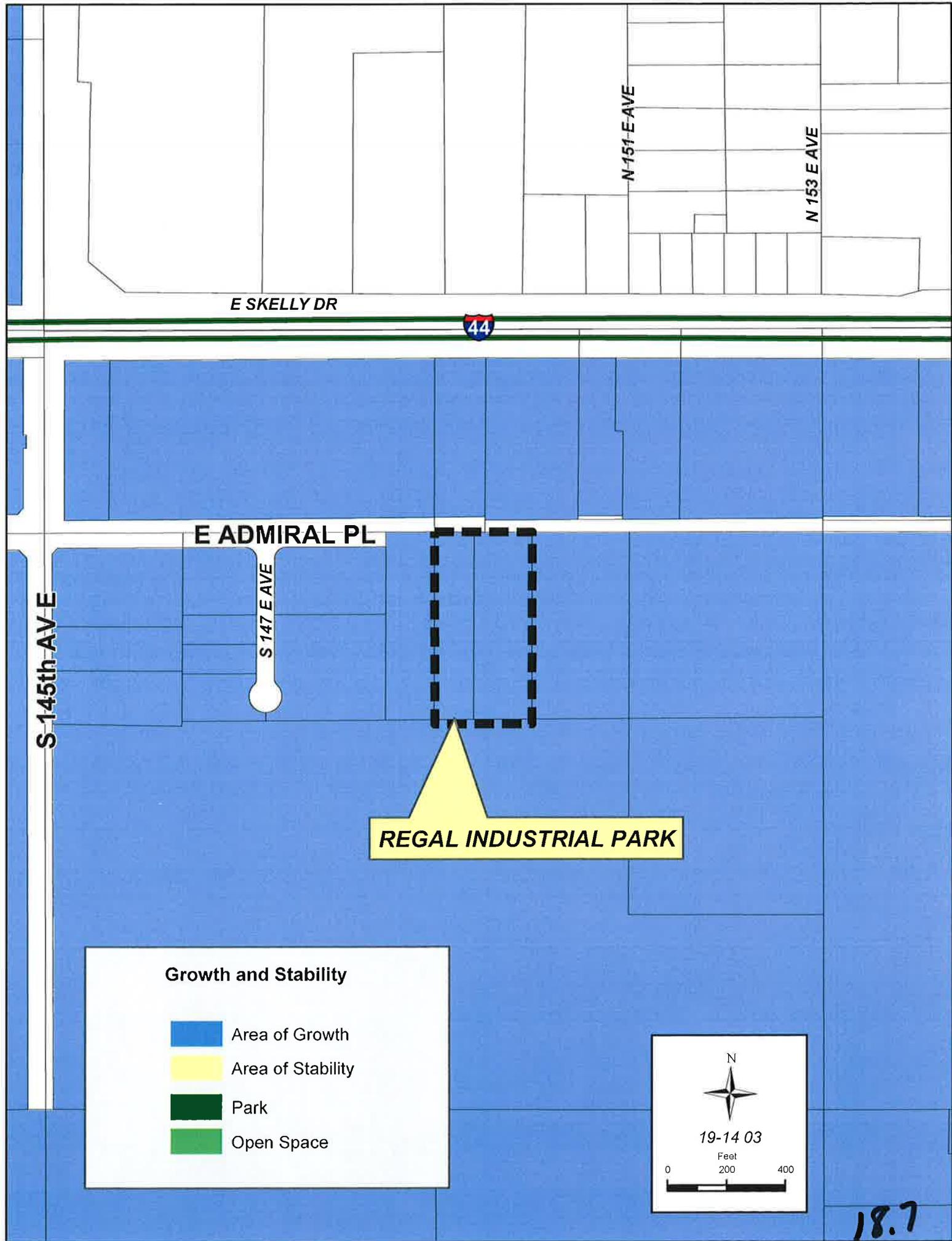
**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be

provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.



E SKELLY DR



N 151 E AVE

N 153 E AVE

E ADMIRAL PL

S 145th AVE

S 147 E AVE

REGAL INDUSTRIAL PARK

**Growth and Stability**

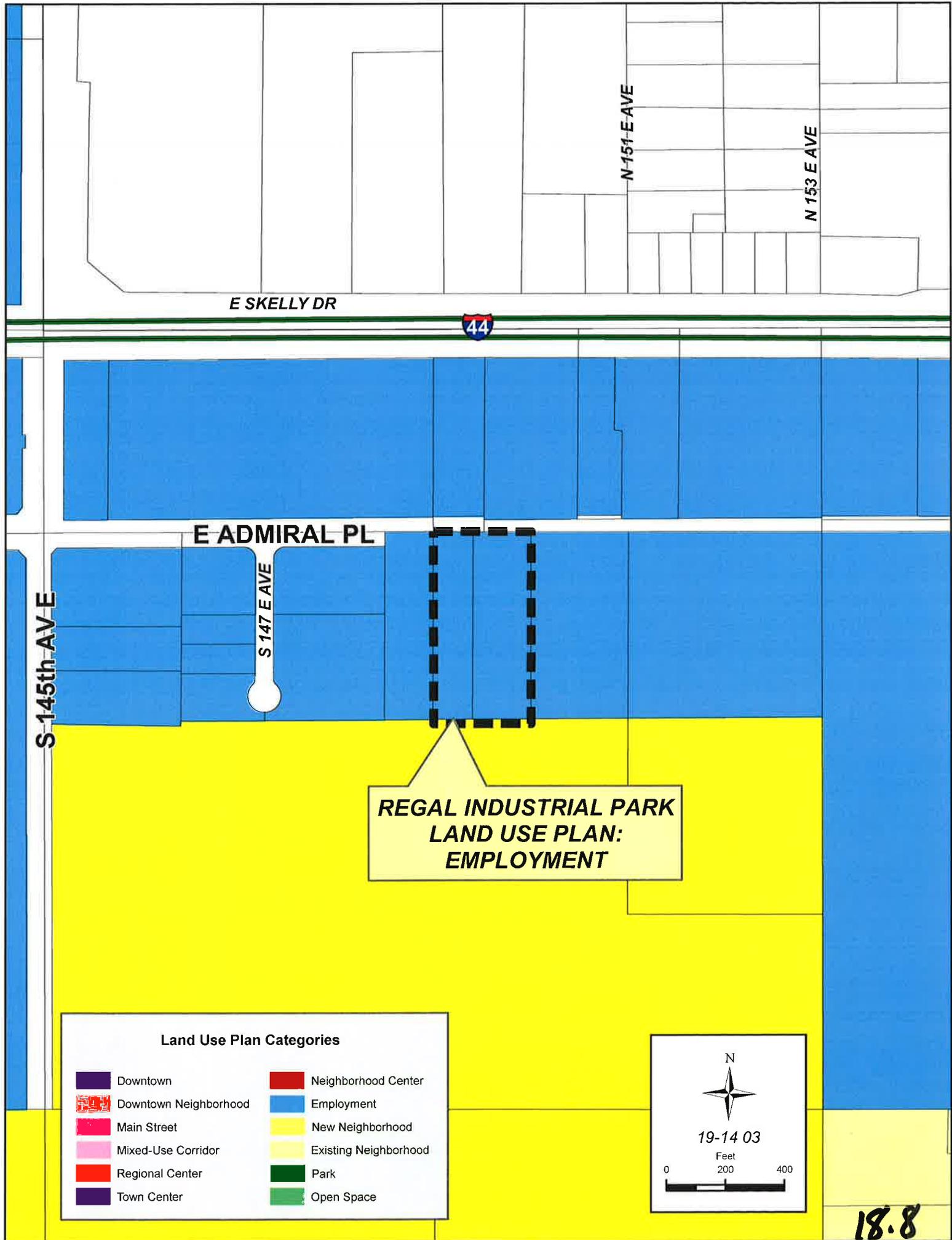
-  Area of Growth
-  Area of Stability
-  Park
-  Open Space



19-14 03



18.7



E SKELLY DR



N-151 E AVE

N 153 E AVE

E ADMIRAL PL

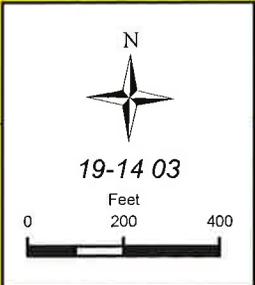
S 147 E AVE

S 145th AVE

**REGAL INDUSTRIAL PARK  
LAND USE PLAN:  
EMPLOYMENT**

**Land Use Plan Categories**

- |   |   |
|---|---|
|  Downtown              |  Neighborhood Center   |
|  Downtown Neighborhood |  Employment            |
|  Main Street           |  New Neighborhood      |
|  Mixed-Use Corridor    |  Existing Neighborhood |
|  Regional Center       |  Park                  |
|  Town Center           |  Open Space            |

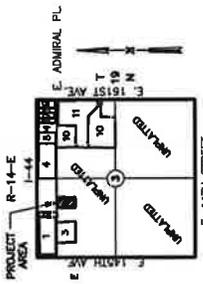


18.8

# REGAL INDUSTRIAL PARK

A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF LOT SIX (6), SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA.

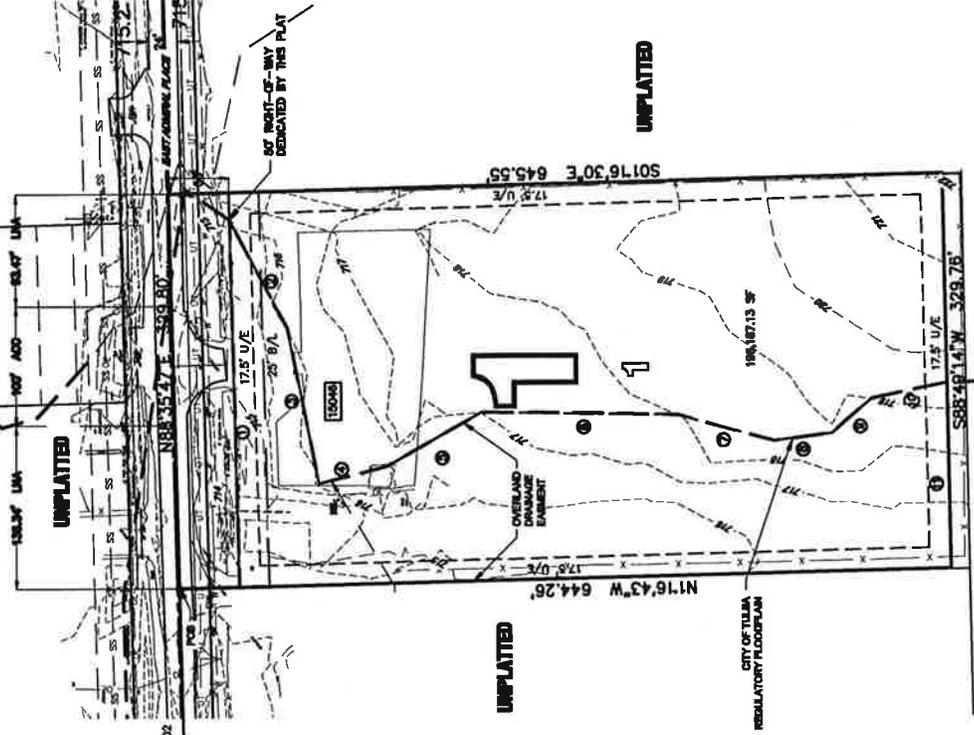
- SECTION 3 SUBDIVISIONS:**
1. ELECTRONIC RESEARCH & DEVELOPMENT CENTER
  2. ALL-COMMERCE BUSINESS PARK
  3. FOSTER ADDITION
  4. SAS BUS SALES
  5. MAC'S INDUSTRIAL SITE
  6. FOSTER ADDITION
  7. ADAMS TULSA PARKING & STORAGE FACILITY



**LOCATION MAP**  
CITY OF TULSA  
TULSA COUNTY, OKLAHOMA  
SCALE: 1"=200'

1 LOT  
1 BLOCK  
4.88 ACRES  
NO RESERVES

LINE	BEARING	LENGTH
1	N 88° 35' 45.76" E	306.98
2	S 82° 9' 9.17" W	102.35
3	S 78° 38' 42.27" W	133.15
4	S 14° 7' 45.72" E	58.39
5	S 29° 27' 33.63" E	90.79
6	S 0° 53' 7.16" W	163.77
7	S 15° 27' 38.97" W	83.91
8	S 7° 26' 18.71" E	48.62
9	S 41° 3' 39.06" E	43.84
10	S 11° 31' 4.63" E	64.16
11	S 88° 49' 14.37" W	154.58



**LEGEND**

- 1/2 UTILITY EASEMENT
- 3/4 BUILDING LINE
- 1/4 LIMITS OF ACCESS
- 5' SQUARE FEET
- OE— EXISTING OVERHEAD ELECTRIC
- SW— EXISTING STORM WATER
- W— EXISTING WATER LINE
- S— EXISTING SEWER LINE
- S(20)— STORM SEWER MANHOLE
- MAIL BOX
- (20) SOUTHWEST BELL MANHOLE
- GAS VALVE
- POINT OF BEGINNING
- OVERLAND DRAINAGE EASEMENT LINE
- REFERENCE TO DESCRIPTION TABLE

**LEGAL DESCRIPTION**

THE EAST HALF OF THE WEST HALF (E/2 W/2) OF LOT SIX (6), SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST CORNER OF SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

(1) A DISTANCE OF 1943.78 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT FIVE (5); THENCE N88°35'47"E A DISTANCE OF 1648.02 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT FIVE (5); CONTAINING 4.88 ACRES OF SAID GOVERNMENT LOT FIVE (5);

(2) A DISTANCE OF 102.35 FEET ALONG THE NORTHWEST CORNER OF SAID GOVERNMENT LOT FIVE (5) TO A DISTANCE OF 1648.02 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT FIVE (5);

(3) A DISTANCE OF 306.98 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT FIVE (5);

(4) A DISTANCE OF 102.35 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT FIVE (5);

(5) A DISTANCE OF 133.15 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT FIVE (5);

(6) A DISTANCE OF 58.39 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT FIVE (5);

(7) A DISTANCE OF 90.79 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT FIVE (5);

(8) A DISTANCE OF 163.77 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT FIVE (5);

(9) A DISTANCE OF 83.91 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT FIVE (5);

(10) A DISTANCE OF 48.62 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT FIVE (5);

(11) A DISTANCE OF 43.84 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT FIVE (5);

(12) A DISTANCE OF 64.16 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT FIVE (5);

(13) A DISTANCE OF 154.58 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT FIVE (5);

(14) A DISTANCE OF 154.58 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT FIVE (5);

(15) A DISTANCE OF 154.58 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT FIVE (5);

(16) A DISTANCE OF 154.58 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT FIVE (5);

(17) A DISTANCE OF 154.58 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT FIVE (5);

(18) A DISTANCE OF 154.58 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT FIVE (5);

(19) A DISTANCE OF 154.58 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT FIVE (5);

(20) A DISTANCE OF 154.58 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT FIVE (5);

**CAVEAT/DISCLAIMER**

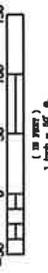
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES SHOWN ON THIS PLAT ARE NOT TO BE CONSIDERED AS BEING IN PLACE OF THE LEGAL DESCRIPTION.

**SIDEWALK NOTE.**

INDIVIDUAL LOT OWNERS WILL BE REQUIRED TO CONSTRUCT SIDEWALKS IF SIDEWALKS ARE NOT CONSTRUCTED BY THE DEVELOPER.

**BASIS OF BEARINGS**

THE BEARING OF THE NORTH LINE OF BLOCK 1 - N88°35'47"E



THIS MAP OR PLAT MUST BE EXCEEDED THE EXACTED PERCENTAGE OF THE PROPERTY OF LAND SURVEYOR, DATED MAY 11, 2001.

PLAT NO. \_\_\_\_\_

**FINAL PLAT**  
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa County Board of Commissioners on \_\_\_\_\_

TULSA/INCHES OFFICIAL

This approval is void if this plat is not filed in the Office of the County Clerk on or before \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_

APPROVED \_\_\_\_\_ by the Council of the City of Tulsa, Oklahoma.

Chairman \_\_\_\_\_  
Mayor \_\_\_\_\_  
At-Large City Clerk \_\_\_\_\_  
Approved City Attorney \_\_\_\_\_

**DINER**  
DONALD A. REGAL, JR.  
2303 SOUTH RICHMOND AVE  
TULSA, OKLAHOMA 74114  
PH (918) 724-6714

**ENGINEER/LAND SURVEYOR**  
BREICH AND ASSOCIATES, INC.  
501 EAST ALLIANCE BOULEVARD  
SAND SPRINGS, OKLAHOMA 74063  
PH (918) 245-9533  
tcobb@breichs.com  
CA # (EXPIRES 06-30-12)

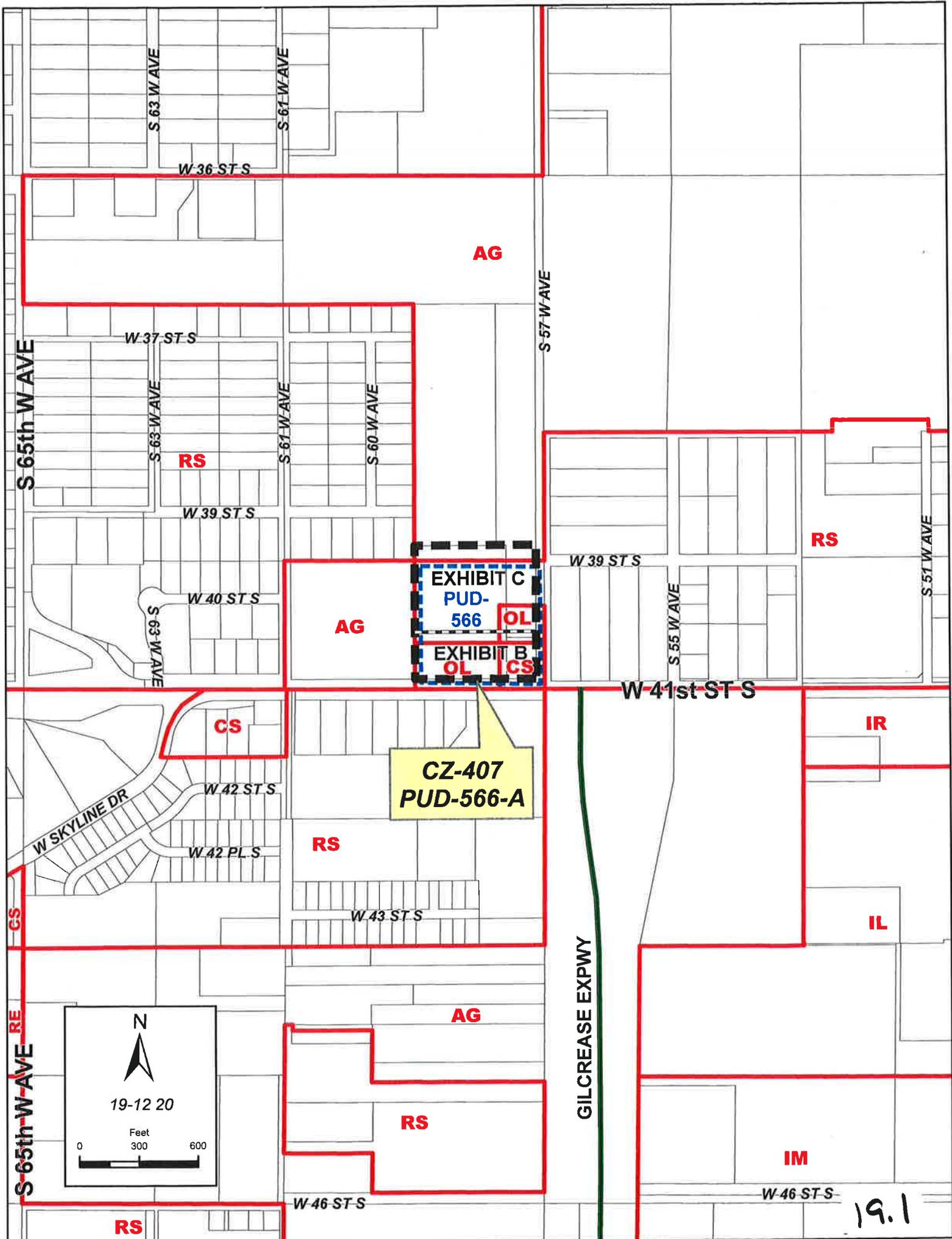
**REGAL INDUSTRIAL PARK**  
SUBDIVISION PLAT  
SHEET 1 OF 2

DATE OF PREPARATION: APRIL 14, 2011

Project Regal Industrial Park, P.O. #227811 28884 PM

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PUD-566-A

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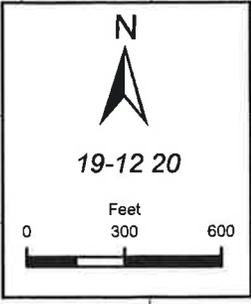
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## Huntsinger, Barbara

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**From:** Albery, Wayne  
**Sent:** Thursday, June 09, 2011 10:35 AM  
**To:** Huntsinger, Barbara  
**Subject:** FW: PUD-566 Hearing

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**From:** Rex D. Goad [<mailto:rgoad@tulsarealtors.com>]  
**Sent:** Thursday, June 09, 2011 10:29 AM  
**To:** Albery, Wayne  
**Subject:** PUD-566 Hearing

Wayne, This is to confirm that we are requesting a postponement for Herman PUD until the 6th of July. We will be present at the June 15th hearing in case we are needed to explain this postponement. This postponement was suggested by County Commissioner Karen Keith. Thanks for your help. Sincerely, Bill Breisch

Rex Goad  
Sales and Leasing  
Montie Box Co.  
11E. Broadway  
Sand Springs, Ok. 74063  
Office: 918-245-2505  
Cell: 918-852-2305  
Fax: 918-241-4638  
[rgoad@tulsarealtors.com](mailto:rgoad@tulsarealtors.com)

CITY COUNCIL CONSENSUS 2011-12

A CONSENSUS DIRECTING THE TULSA METROPOLITAN AREA PLANNING COMMISSION TO HOLD PUBLIC HEARINGS, ANALYZE AND RECOMMEND TO THE CITY COUNCIL ORDINANCE AMENDMENTS TO THE ZONING CODE OF THE CITY OF TULSA TO ALLOW FOR OIL AND GAS DRILLING INSIDE THE CITY LIMITS OF THE CITY OF TULSA.

**WHEREAS**, the public's health, safety, and welfare is the City of Tulsa's highest priority;

**WHEREAS**, the City of Tulsa approved a new ordinance allowing drilling for oil and gas inside the city limits of the city of Tulsa;

**WHEREAS**, the Oil and Gas Ordinance (Tulsa Revised Ordinances, Title 42-A) references the Board of Adjustment permitting oil and gas drilling in the City of Tulsa by grant of a special exception. However, the City of Tulsa Zoning Code (Title 42, Section 1202 of the Tulsa Revised Ordinances) does not currently grant the Board of Adjustment this authority;

**WHEREAS**, pursuant to 42 T.R.O. §1702, the Tulsa Metropolitan Area Planning Commission should hold a public hearing on amending Title 42, Section 1202 to grant the Board of Adjustment the authority to permit oil and gas drilling on properties within the City.

**THEREFORE; BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TULSA:**

Section 1. The City Council requests Tulsa Metropolitan Area Planning Commission to hold public hearings, analyze, and provide their report and recommendation to the City Council regarding:

A) whether the City of Tulsa Zoning Code should be amended to allow the Board of Adjustment to grant special exceptions to allow oil and gas drilling within the city limits of the city of Tulsa;

B) whether the City of Tulsa Zoning Code should be further amended to address additional zoning issues arising out of the implementation of Title 42A of the Tulsa Revised Ordinances.

Section 2. The City Council requests Tulsa Metropolitan Area Planning Commission provide a report on their progress in evaluating this issue no later

Ed.

than August 1, 2011, including a timeline for submitting proposed ordinance amendments to the Council.

Section 3. The Council Secretary is hereby directed to send a copy of this consensus to the Tulsa Metropolitan Area Planning Commission within two (2) business days after it is signed by the Chair.

Adopted by the Council this 24 day of May, 2011.

  
\_\_\_\_\_  
Maria Barnes  
Chairman of the Council

ATTEST:

  
\_\_\_\_\_  
Secretary of the City Council

Approved:

  
\_\_\_\_\_  
Council Attorney

20.2